

173.0

0005

0007.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
827,800 / 827,800
827,800 / 827,800
827,800 / 827,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		SUTHERLAND RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: JENSEN MALLORY	
Owner 2: ROMANO JOSEPH	
Owner 3:	
Street 1: 66 SUTHERLAND RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: GROSS ELIZABETH R -	
Owner 2: -	
Street 1: 66 SUTHERLAND RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .113 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Clapboard Exterior and 2224 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4908		Sq. Ft.	Site		0	70.	1.16	6									397,069							397,100

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct
Use Code								Land Size			115440
104								Building Value			GIS Ref
4908.000								Yard Items			GIS Ref
430,700								Land Value			Insp Date
397,100								Total Value			06/27/18
827,800											
Entered Lot Size											
Total Land:											
Land Unit Type:											

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 173.0-0005-0007.A			USER DEFINED		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	104	FV	430,700	0	4,908.	397,100	827,800		Year end	12/23/2021				
2021	104	FV	411,700	0	4,908.	397,100	808,800		Year End Roll	12/10/2020				
2020	104	FV	411,700	0	4,908.	397,100	808,800	808,800	Year End Roll	12/18/2019				
2019	104	FV	336,700	0	4,908.	391,400	728,100	728,100	Year End Roll	1/3/2019				
2018	104	FV	336,700	0	4,908.	300,600	637,300	637,300	Year End Roll	12/20/2017				
2017	104	FV	317,100	0	4,908.	283,600	600,700	600,700	Year End Roll	1/3/2017				
2016	104	FV	317,100	0	4,908.	260,900	578,000	578,000	Year End	1/4/2016				
2015	104	FV	268,200	0	4,908.	243,900	512,100	512,100	Year End Roll	12/11/2014				

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
GROSS ELIZABETH	75252-24	1	7/30/2020		875,000	No	No						
CREEHAN ROBERT	71450-567	1	8/9/2018	Convenience		1	No	No	Robert D Creehan dod 1/25/2020				
	19041-561		5/1/1988		234,000	No	No	Y					

BUILDING PERMITS								ACTIVITY INFORMATION					
Date								Date					
6/15/2021								Result					
791								By					
Addition								Name					
31,000 O													
11/23/2011													
1545													
Re-Roof													
9,126													

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	12 - Multi-Conver			Full Bath:	3	Rating:	Average					7	2	9	FFL	15					
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:						BMT									
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:						(18)									
Foundation:	3 - BrickorStone			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:		Rating:															
Prime Wall:	2 - Clapboard			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units 2													
Color:	BLUE			A Kits:	1	Rating:	Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Fpl:	1	Rating:	Average														
GENERAL INFORMATION				WSFlue:		Rating:		Other													
Grade:	C - Average			CONDO INFORMATION				Upper													
Year Blt:	1900			Location:				Lvl 2													
Alt LUC:				Total Units:				Lvl 1													
Jurisdct:				Floor:				Lower													
Const Mod:				% Own:				Totals	RMs:	12	BRs:	6	Baths:	3	HB						
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%		Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wal	2 - Plaster			Functional:			%		Interior:		2	6	3								
Sec Int Wall:		%		Economic:			%		Additions:												
Partition:	T - Typical			Special:			%		Kitchen:												
Prim Floors:	3 - Hardwood			Override:			%		Baths:												
Sec Floors:		%		Total:	26.4	%			Plumbing:												
Bsmnt Flr:	12 - Concrete								Electric:												
Subfloor:									Heating:												
Bsmnt Gar:									General:												
Electric:	3 - Typical																				
Insulation:	2 - Typical																				
Int vs Ext:	S																				
Heat Fuel:	2 - Gas																				
Heat Type:	3 - Forced H/W																				
# Heat Sys:	2																				
% Heated:	100			% AC:																	
Solar HW:	NO			Central Vac:	NO																
% Com Wal				% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 173.0-0005-0007.A												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			AssessPro Patriot Properties, Inc
More: N					Total Yard Items:				Total Special Features:			Total:									